

CARMELA PAGAY (SBN 195603)
LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.
2818 La Cienega Avenue
Los Angeles, CA 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: ctp@lnbyb.com

Attorneys for Timothy J. Yoo
Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re

ANTHONY HUNG QUAN HO,

Debtor.

Case No. 2:21-bk-13473-ER

Chapter 7

**NOTICE OF ERRATA RE CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:
(1) AUTHORIZING SALE OF ESTATE'S
RIGHT, TITLE, AND INTEREST IN
REAL PROPERTY FREE AND CLEAR
OF LIEN OF JAMILA BIBI SOZAHDAH;
(2) APPROVING OVERBID
PROCEDURE; AND (3) WAIVING RULE
6004(H) STAY**

[6 Meyer Court, Hermosa Beach, California
90254]

Date: November 2, 2021

Time: 10:00 a.m.

Place: Courtroom 1568
Roybal Federal Building
255 E. Temple Street
Los Angeles, California

**TO THE HONORABLE ERNEST M. ROBLES, UNITED STATES BANKRUPTCY
JUDGE AND TO ALL INTERESTED PARTIES:**

PLEASE TAKE NOTICE that the Chapter 7 Trustee's Motion for Order:

(1) Authorizing Sale of Estate's Right, Title, and Interest in Real Property Free and Clear of Lien of Jamila Bibi Sozahdah; (2) Approving Overbid Procedure; and (3) Waiving Rule 6004(h) Stay filed on October 4, 2021 by Timothy J. Yoo, chapter 7 trustee herein [Doc 39] (the "Motion") incorrectly described the transfer effectuated by the Quitclaim Deed attached as Exhibit 2 to the Motion. Exhibit 2 is the Quitclaim Deed whereby the debtor Anthony Hung Quan Ho (the "Debtor") and his mother Josephine Ho ("Josephine") acquired title to the real property located at 6 Meyer Court, Hermosa Beach, California 90254 as joint tenants. There was no transfer from the Debtor to Josephine via the Quitclaim Deed attached as Exhibit 2 as had been stated in the Motion.

DATED: October 5, 2021

LEVENE, NEALE, BENDER, YOO
& BRILL LLP

By: /s/ Carmela T. Pagay
CARMELA T. PAGAY
Attorneys for Timothy J. Yoo
Chapter 7 Trustee

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067.

A true and correct copy of the foregoing document **Notice of Errata re Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Estate's Right, Title, and Interest in Real Property Free and Clear of Lien of Jamila Bibi Sozahdah; (2) Approving Overbid Procedure; and (3) Waiving Rule 6004(H) Stay** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **October 5, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Ryan Forrest on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION
ryan.forrest@bonialpc.com

Carmela Pagay on behalf of Trustee Timothy Yoo (TR)
ctp@lnbyb.com

Daren M Schlechter on behalf of Interested Party Interested Party
daren@schlechterlaw.com, assistant@schlechterlaw.com

James R Selth on behalf of Debtor Anthony Hung Quan Ho
jim@wsrlaw.net, jselth@yahoo.com; dairi@wsrlaw.net; vinnet@ecf.inforuptcy.com

United States Trustee (LA)
ustpregion16.la.ecf@usdoj.gov

Timothy Yoo (TR)
tjytrustee@lnbyb.com, tjy@trustesolutions.net

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **October 5, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Purchaser
Josephine Ho
c/o Daren Schlechter
Law Office of Daren M. Schlechter, APC
1925 Century Park East, Suite 1180
Los Angeles, CA 90067

Lienholder
Jamila Bibi Sozahdah
8491 W. Sunset Blvd., #427
West Hollywood, CA 90069

Counsel for Sozahdah
Qais Zafari
424 E. Sixth Street, #3
Corona, CA 92879

Courtesy Copy
Hon. Ernest M. Robles
United States Bankruptcy Court
255 E. Temple Street, Suite 1560
Los Angeles, CA 90012

☐ Service information continued on attached page

1 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
2 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
3 on **October 5, 2021**, I served the following persons and/or entities by personal delivery, overnight mail
4 service, or (for those who consented in writing to such service method), by facsimile transmission and/or
5 email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight
6 mail to, the judge will be completed no later than 24 hours after the document is filed.

7 ☐ Service information continued on attached page

8 I declare under penalty of perjury under the laws of the United States of America that the foregoing is
9 true and correct.

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

October 5, 2021

John Berwick

/s/ John Berwick

Date

Type Name

Signature